

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



November 4, 1968

Appeal No. 9768 Government of Brazil, applicant.

Application under Section 7501.7 of the Zoning Regulations for further processing of an approved application for a large-scale development, known as the Whitehaven Chancery Enclave.

APPROVED: Unanimously by the Board on November 4, 1968.

FACTS:

1. The current application relates to the Brazilian element of the Chancery Enclave (lot 6, parcel 52/11, of Square 2147).
2. A public hearing was held by the Board of Zoning Adjustment on September 18, 1968.
3. The Zoning Commission conditionally approved the Chancery Enclave development on January 15, 1968, under Case Number 67-51.
4. The applicants have submitted a landscape plan (application Exhibit "E") for approval. This complies with the Zoning Commission's condition set out in the Order of Approval.
5. All four governments (Brazil, Britain, New Zealand, and Bolivia) are prepared to enter covenants covering their part of the development, similar to the one executed by the government of Brazil.
6. Construction of the new Brazilian Chancery building is to be completed by June 1970 and demolition of the present chancery building is to be completed two months after completion of the construction of the new building. Construction of the new Information Center and underground parking garage is to be completed within twelve months of the demolition of the old chancery.

7. The filing of this application is within the time limit specified under Paragraph 7501.61 of the Zoning Regulations.

OPINION:

The Board's review of the detailed plans submitted (Exhibit No. 2) reveals that they are, with the exception of minor changes, substantially identical to the submission approved by the Zoning Commission in its January 15th Order of Approval (Z.C. File No. 67-51). It is thus found to be in harmony with the objectives of Section 7501 of the Zoning Regulations and is in accordance with the intent of the Zoning Commission for this development. The landscaping, planting, screening and drainage plans were found to be satisfactory.

The Board grants its approval to this appeal subject to the following conditions:

1. This Order shall not become effective until covenants are recorded by Brazil, Britain, New Zealand and Bolivia covering development of the entire project as approved by the Zoning Commission January 15, 1968 (Z.C. 67-51).
2. All development approved by the Zoning Commission shall be completed by January 1, 1979, unless such time is extended by the Zoning Commission upon receipt of the proper application on behalf of the effected Government in accordance with Subsection 7501.8.
3. The Board, under the terms of this Order, shall retain jurisdiction to modify this approval as provided by Paragraph 7501.79 of the Zoning Regulations.

ATTESTED:

By:

  
CHARLES E. MORGAN  
Secretary of the Board

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - July 16, 1969

Appeal No. 9768      Government of Brazil, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried with Arthur B. Hatton absent, the following Order was entered at the meeting by the Board on July 22, 1969.

EFFECTIVE DATE OF AMENDMENT - Sept. 26, 1969

ORDERED:

That the appeal for further processing under Article 75 of the Zoning Regulations (Z.C. Case No. 67-51) for development of chancery enclave known as the Whitehaven Chancery Enclave, a large-scale development, located at 3007 Whitehaven Street, NW., lot 6 and Parcel 52/11, Square 2147, be granted as amended.

FINDINGS OF FACT:

1. The Zoning Commission conditionally approved a Chancery Enclave development on January 15, 1968, under Case No. 67-51.

2. The Board of Zoning Adjustment unanimously approved Appeal No. 9768 of the Government of Brazil for further processing pursuant to Section 7501.7 of the Zoning Regulations on November 4, 1968. The subject appeal related to Lot 6, Parcel 52/11 of Square 2147.

3. Comes now appellant to amend this appeal to raise the building one (1) foot above the level presently shown on the working drawings previously submitted.

4. The curb height established is EL. 154.37. The third floor ceiling elevation shown in Exhibit 2, Drawing C-6 is 190.37, or 36 feet zero inches above curb height.

5. Appellant proposes to increase the elevation at the third floor ceiling to 192.87, or 38 feet, six inches above curb height because of unexpected ground water conditions.

6. The maximum permissible building height is 40 feet.

7. No opposition to the granting of this amendment was registered at the public hearing.


Appeal No. 9768  
Sept. 26, 1969  
PAGE 2

OPINION:

We are of the opinion that the proposed change is in harmony with the objectives of Section 7501 of the Zoning Regulations and is in accordance with the intent of the Zoning Commission for this development.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:   
CHARLES E. MORGAN  
Secretary of the Board

THAT THE AMENDMENT IN THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS AMENDMENT.